

## CHAPTER 5

### REQUIREMENTS FOR SUBDIVISION IMPROVEMENTS, RESERVATIONS, DESIGN & LAYOUT

#### ARTICLE 1

##### GENERAL REQUIREMENTS

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##### **14-5-101: Required Improvements.**

(1) The improvements required by this Chapter shall be installed in all subdivisions. All improvements shall be installed and guaranteed by the developer in accordance with the City's Construction Standards and Specifications and be inspected by the Director of Public Works or the Director's designee. All improvements shall be completed within one year from the date of recordation of the subdivision. At its discretion, the City Council may grant one extension not to exceed six months. Failure to meet this time frame may result in forfeiture of the bond in accordance with Section 14-5-206 of this Title.

##### **(2) Completion of Improvements:**

(a) Prior to the issuance of a building permit the following improvements are required to be installed:

(i) all underground piping, including, but not limited to, storm drains, irrigation piping, sewer, culinary and secondary water lines, and any and all electrical, cable, internet service, etc., lines shall be installed.

(ii) all flood control retention/detention basins or areas shall be graded to within four inches (4") of finish grade, with all delivery, outfall lines and structures installed.

(iii) all curb and gutter, structural fill, sub-base, and road base shall be installed, graded and compacted to meet City Specifications. In addition, from the period of May 1 through and including November 1 (or as long as asphalt plants are operating, and the mean daily temperature is above forty-five degrees F. [45°F.]), the roadways shall be asphalted.

(b) Prior to the issuance of an Occupancy Permit the following improvements are required to be installed:

(i) sidewalk along the entire frontage of the lot in question.

(ii) street signs and street lighting.

(iii) flood control retention/detention basins completed with all landscaping, sprinkler systems, or other improvements required by the City for the completion of the basin  
(Adopted by Ord. No. 1-03, amended by 6-03)

**14-5-102: Block Standards.** (1) The length, width and shape of blocks shall be designed in a manner to provide convenient and safe circulation and access for pedestrians and vehicles, recognizing the restraints and opportunities created by topographic and natural features.

(2) Block Size – Block dimensions and sizes shall correspond to the following standards, unless unique topographic or existing manmade barriers justify exceptions. For blocks over 800 feet in length, a dedicated walkway of not less than twelve inches (12') in width shall be provided between streets at a point approximately one-half the block width. Blocks shall generally be of sufficient width to accommodate two (2) tiers of lots.

(3) Block Density Standards

(a) Where blocks are equal to more than seventy-five percent (75%) of the maximum allowable block length, the developer shall contact and attempt to coordinate with the adjacent property owner to define the location of the street ending that block. If the street is to be located on the property line, a letter from the adjacent property owner indicating such agreement shall be provided.

(b) Maximum block width may be increased by up to ten percent (10%) for maximum block requirements of 800 feet or less.

Gross Density	Maximum Block Dimensions Between Street R-O-W	Maximum Block Area
1.0 or less dwellings per acre	None	None
1.01 to 2.0 dwellings per acre	1,320 feet	10 acres
2.01 to 4.0 dwellings per acre	800 feet	5 acres
4.01 to 8.0 dwellings per acre	500 feet	4 acres
8.01 or more dwellings per acre	500 feet	4 acres
Village/Town Centers	500 feet	4 acres

**14-5-103: Environmental Impact Mitigation.** (1) Soils associated with construction on a building lot Subdivisions on hillside areas shall be designed and constructed in conformance with applicable regulations and standards relating to hillside developments.

(2) The placement of streets, buildings and the designation of sites therefore on areas of unstable soil are prohibited.

(3) Soils with a significant erosion hazard shall be protected. Re-vegetation or other erosion control measures may be imposed as a condition of subdivision approval.

(4) Surface water produced from the subdivision development shall be properly disposed of within the limits of the subdivision or be conveyed to and disposed of in the City's storm drainage system.

(5) All subdivision design shall be consistent with the need to minimize flood damage.

(6) The subdivision layout shall make adequate provisions for natural drainage channels and floodways.

(7) All water, sewer, and other utility systems and facilities shall be designed and constructed to minimize flood damage, including the infiltration of flood water into the system or the discharge of the system into the flood waters.

(8) Where base flood data is not available, such data shall be provided by the developer as part of the preliminary plan.

(9) Where applicable, other adverse environmental conditions must also be eliminated or adequately accommodated. The additional conditions shall include, but shall not be limited to seismic risks, land slides, uncontrolled fires and ground water.

**14-5-104: Fire Suppression.** Fire hydrants shall be installed at all locations as required by the public safety director.

**14-5-105: Lot Standards.** (1) Access, Residential. Residential access from arterial and major collector streets is generally discouraged and where necessary, circular or on-site turn-arounds may be required to avoid vehicles from backing into traffic on arterial and major collector streets.

(2) Double Frontage Lots. Residential interior lots shall be prohibited from having frontage on more than one street, except where unusual conditions make other designs undesirable for the City. These exceptions include issues associated with topographic or natural features and may also include consideration for separating low density residential development from arterial streets.

(3) Lot Arrangement. The lot arrangement and design shall be such that lots will provide satisfactory and desirable space for building and be properly related to topography and natural features, to the character of surrounding development and to existing site development standards. In general side lot lines shall be at right angles to street lines (or radial to curved street lines).

**14-5-106: Zoning Requirements.** All subdivision lots shall conform to the requirements of the Springville City Zoning Ordinance for the zone in which it is located and any applicable portions of Title 11 of Springville City Code. No subdivision may leave any remnant of land that does not meet the requirements of the Zoning ordinance.

**14-5-107: Street Frontage Requirements.** Each lot in a subdivision shall abut on a street dedicated to the City by the subdivision plat or on an existing public street, either dedicated or which has become public by right of use, with a right-of-way which is more than fifty feet (50') wide.

**14-5-108: Easements.** Additional easements for utilities and drainage may be required by the City Engineer.

**14-5-109: Public Building and Open Space Sites.** In subdividing property, consideration shall be given for suitable sites for schools, parks, playgrounds and other areas for public use. Primary consideration for such uses should be land located at the terminus of a residential collector street and such uses should be clustered so that they may serve as a focal point for the neighborhood. Any provisions for such buildings or open space should be indicated on the preliminary plan, in order to determine when and in what manner such area will be dedicated to or acquired by the appropriate entity.

**14-5-110: Sewer.** (1) Both off-site and on-site sewer mains of not less than eight inches (8") in diameter shall be installed so that each lot may utilize City sewer service.

(2) All stormwater facilities and systems shall be installed as required by the City and meet the location, sizing and design requirements of the stormwater master plan or as directed by the City Engineer.

**14-5-111: Streets.** (1) Grading and Improvements. All street rights-of-way shall be graded and improved to include street pavement, curb, gutter and sidewalk in conformance with the Design Standards and Specifications of Springville City and shall be approved as to design and specifications by the City Engineer.

(2) Arrangement. The arrangement of streets shall create connectivity in order to create strong residential neighborhoods. New subdivision development shall make provisions for the continuation of existing streets adjacent subdivisions and shall include street extensions up to adjacent undeveloped lots at the same or greater widths unless variations are deemed unnecessary by the City Council. The developer shall consult with property owners of undeveloped lots in determining where future street connections should be established. All temporary dead-end streets that include inside lot frontages shall include an adequate turn-around at the dead-end portion of the street. All streets shall be in conformance with the Springville General Plan.

(3) A modified grid pattern, including curvilinear and loop streets is the preferred street pattern for all residential development.

(4) Alleys. Alleys may be provided for side or rear access to multi-family, commercial and industrial uses. Alleys should be a minimum of sixteen inches (16') wide.

(5) Cul-de-sacs. Cul-de-sacs may only be used when natural or manmade features make loop or through streets impractical and undesirable. Special attention should be given to ensure that cul-de-sacs do not directly access onto an arterial or major collector street.

(6) When a cul-de-sac is approved, a dedicated walkway of not less than twelve inches (12') in width shall generally be provided between the end of the cul-de-sac and the next street.

(7) A terminus of a fifty-five foot (55') right-of-way shall be provided at the end of each cul-de-sac.

(8) Half-streets. All streets shall conform to the minimum standards of width, except that the City Council may accept partial or half streets if the following conditions are met:

(a) The street is located at the border of a subdivision;

(b) The proposed pavement width is at least 28 feet wide and accommodates all utility systems as set forth in City Standards;

(c) The remaining portion is not necessary to allow for the development of adjacent property;

(d) There are no existing conditions which would prevent the subsequent development of the remaining portion of the street; and

(e) At the time the remainder of the right-of-way is constructed, the City Engineer shall require resurfacing of the complete street surface and may require rebuilding the street to meet City standards.

(9) Ingress and Egress. In order to provide adequate circulation and adequate emergency access to and from the development, two points of ingress and egress shall be provided in all subdivisions with the following exceptions:

(a) Any subdivision which cannot provide two points of ingress and egress in a practical manner shall be limited to no more than twelve (12) residential lots or units;

(b) A subdivision which will be served by more than one point of ingress and egress in the future may receive approval for more than twelve (12) lots provided that no more than twelve (12) lots are constructed until a second point of ingress and egress is provided. This requirement shall be indicated on the Final Plat.

(10) Street signs. The developer shall install street signs at all locations indicated on the preliminary plat prior to the issuance of any occupancy permit in the subdivision. The location

and design of these signs shall conform to minimum City standards, which shall be provided to the developer by Springville City Public Works Department and shall be in accordance with state law.

(11) Private Roads and Driveways.

(a) The City shall not, nor shall any of its employees, open, accept, grade, pave, or light a street, or authorize the laying of any sewer or water main in a street, or make connection to public water or sewer lines in a street, unless said street has received the status of a public street either by prescription or dedication or is shown on a plat of a subdivision, which plat has received tentative approval by the City Council or has been dedicated and accepted by the City Council.

(b) No City officer or employee shall enter upon any private driveway or road for the purpose of maintaining or constructing the same, unless and until such private driveway or road shall have first been dedicated and accepted by the City Council.

(12) Street Trees. [Reserved]

(13) Survey Markers. Not less than two (2) permanent survey monuments shall be installed in each subdivision. The location of the monuments shall be shown on the final plat. All corners in the subdivision and all lot corners in the subdivision shall be marked.

(14) Lot Line Markers. Lot lines shall be identified with a permanent metal marker located on the top of the curb.

**14-5-112: Utilities.** (1) Street Lights. Street lights, conforming to the City minimum standards, shall be installed at all locations indicated on the preliminary plan.

(2) Electric Power. Electric power shall be provided to each lot in accordance with minimum City standards. All lines and appurtenant facilities shall be located underground, except where the subdivider can show that the underground placement is not physically feasible.

(3) Telephone Lines. Telephone lines shall be provided to each lot in accordance with minimum City requirements. All lines and appurtenant facilities shall be located underground, except where the subdivider can show that the underground placement is not physically feasible.

(4) Natural Gas. Natural gas lines shall be provided to each lot with all lines and appurtenant facilities conforming to minimum City requirements.

**14-5-113: Water Facilities.** The applicant will be responsible to participate in the creation of a safe water supply for the subdivision and the delivery of water to all habitable buildings and each lot in the subdivision for domestic use and fire suppression. All improvements, whether on-site or off-site, which provide direct benefit to the subdivision shall be constructed and paid for by the developer. All transfer and conveyance of water rights shall be consistent with all applicable Springville City ordinances and resolutions.

(1) Culinary Delivery System. Both off-site and on-site water mains of not less than eight inches (8") in diameter shall be installed so that each lot may be served therefrom.

(2) Pressurized Irrigation System. Water distribution lines for a pressurized irrigation system shall be installed as required by the City. The location, size, and design of these facilities shall be in accordance with the City's secondary irrigation plans and standards or as directed by the City Engineer. The City Engineer, in consultation with the subdivider and with the approval of the City Council, may determine that these water lines should not be installed at the time or the other subdivision improvements. In such cases, the City may accept a cash payment, in the amount estimated by the City Engineer to equal the cost of installation of the pressurized secondary water distribution mains and services to the subdivision. The cash payment for these improvements shall be held in a restricted account for the sole purpose of installing secondary water lines and services in the future. Said subdivision and platted lots will

not be assessed any fees in the future for the installation of said mains or services, but may pay such other connection or other applicable fees as the City Council may elect to assess or charge prior to the receipt of service from the City's pressurized secondary irrigation system.

(3) Water Rights Conveyance. For each acre of property, exclusive of public streets, all subdividers must convey to the City water rights capable of producing an annual quantity of water not less than the annual quantity which would be produced by an equivalent first class water right of the Springville Irrigation Company. This conveyance must be completed before the subdivision may be recorded. If the water rights have been previously transferred to the City, this requirement shall not apply.

(4) All required culverts and drainage ways shall be installed as required by the City. All pressurized irrigation facilities and systems shall be installed as required by the City and meet the location, sizing and design requirements of the pressurized irrigation master plan or as directed by the City Engineer.

(5) The Planning Commission shall not approve any preliminary plat for any subdivision, including a minor subdivision, until and unless the subdivider has submitted to the Planning Commission a drawing showing the location of all underground drain lines within the subdivision or in any street on which the subdivision may front or impact in any way. Such drainage shall be signed by the underground drainage district, company, companies, person or persons having the authority and right, recorded or prescriptive, to use such underground drains.

Signature by the underground drain users, district, company, companies, person or persons shall certify that the drawing is a true and accurate representation of the location of all such underground drain lines. Before approval of the preliminary plat, the Planning Commission shall also require the subdivider to submit a signed statement from the underground drainage district, company, companies, person, persons having the right, recorded or prescriptive, to use such underground drains will adequately provide for the continued use and integrity of the underground drain. The underground drain user, district, company, companies, person, persons or Planning Commission shall require that any or all of such underground drains be removed and replaced as a condition of approval of a preliminary plat.

(Adopted by Ord. No. 1-03, amended by 6-03)

**14-5-114: Subdivision Development Costs and Charges.** (1) Except as may otherwise be provided in this Section, all costs and charges for the development and planning of subdivisions shall be borne and paid by the subdivider and shall not be paid by the City.

(2) In cases where the City requires the subdivider to install on-site or off-site sewer or water mains, which are in excess in either length or size of those the subdivider would normally be required to install to service the subdivision, the City may pay a portion of the excess costs as determined by negotiations between the subdivider and City Council, and as specified in a utility extension agreement made pursuant to Section 14-5-305.

(3) In cases where the City requires the subdivider to install roads, culverts, and bridges, which exceed the normal requirements for minor or collector streets, the City may pay a portion of the excess costs of grading and draining such streets, of such bridges and culverts, and of paving to a width in excess of forty-nine feet (49'), as determined by negotiations between the subdivider and City Council.

(4) The City shall make all connections for street lighting and perform all maintenance to the street lighting system thereafter.

(5) The City shall furnish wire and transformers for the electric utility system, shall make all connections to such system, and shall be responsible for the maintenance of the system. Provided, however, the subdivider shall pay the fees which may be adopted pursuant to subsection (8).

(6) For storm drain lines and facilities, which the City may require in excess of those required for service to the subdivision, the City may pay a portion of the costs of such lines and

facilities, which is in excess of the cost of standard size lines and facilities, as determined by negotiations between the subdivider and City Council.

(7) The City may pay a portion of the costs for flood protection or elimination of other environmental hazards as determined by negotiations between the subdivider and City Council. The subdivider shall, however, be responsible for fencing, and covering ditches and canals, and for providing a geo-physical hazard report when required by the City.

(8) The subdivider shall, as a condition of approval of the subdivision and recording of the plat, pay to the City such amount or amounts as the City Council may from time to time provide by resolution to compensate the City for its costs in inspecting and testing improvements in the subdivision, providing electrical service to the lots in the subdivision, and providing other utility facilities with capacity sufficient to provide service to the lots in the subdivision.

**14-5-115: As-Built Drawings Required.** Plans showing the locations, size, grade, and depth of all water and sewer mains, valves, manholes, and other subsurface utility and service lines and facilities shall be submitted to the City by the subdivider prior to the release of any performance guarantees. The location of required survey monuments shall be approved by the City Engineer, at the request of the subdivider to the City Council, before the release of any performance guarantees.

**14-5-116: Conflict of Interest.** No employee or agent of Springville City shall work for or be employed by any contractor or subdivider for the purpose of installing any plumbing or sewer fixture, pipes or connections, or for the purpose of installing or supervising the installation of any curb, gutter or sidewalk, or for the purpose of surveying any portion of the subdivision or proposed subdivision, or for the purpose of installing or supervising the installation of any electrical wiring, connections, apparatus or fixture, provided that this Section shall not apply to independent engineering contractors employed by the City.

**11-5-117: Enforcement.** (1) No officer or employee of the City shall grant any permit or license for the construction or use of any building or land within a subdivision; unless and until said subdivision has been approved in accordance with the requirements of this Chapter.

(2) Any person, whether the owner or agent of the owner, who sells or transfers any land within the City in violation of the requirements of Section 14-1-106 shall be guilty of a misdemeanor for each lot or tract so sold or transferred, and upon conviction thereof, shall be liable to punishment by a fine in an amount not to exceed \$299, or by imprisonment for a term not to exceed six (6) months, or by both such fine and imprisonment.